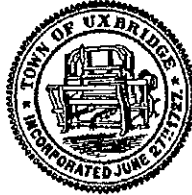


Revised

SEP 1 '16 PM 2:35



Posted by
Uxbridge
Town Clerk

TOWN OF UXBRIDGE

☒ Meeting

☐ Cancellation

Board or Commission: UXBRIDGE ZONING BOARD OF APPEALS AGENDA

Meeting Date: September 7, 2016 – 6:00 PM

Place: Board of Selectmen Meeting Room

Authorized Signature: Lynn Marchand

I. PUBLIC HEARINGS

1. **FY16-15: 671 & 685 Quaker Highway, Cardinal Enterprise Realty, LLC, Owner.** Applicant is seeking a **SPECIAL PERMIT** to construct a proposed gas service station and retail (convenient store) on a parcel of land within an Industrial Zoned area. In accordance with the Uxbridge Zoning Bylaws Appendix A D. Commercial Uses "Gasoline or Oil Filling Station" requires a Special Permit from the Zoning Board of Appeals in accordance with Article IX, Chapter 400, Section 50. Property is shown on the Town of Uxbridge Assessor's Map 45 Parcels 3895 & 4725 and described in a deed recorded at the Worcester Registry of Deeds Book 42585 Page 253 and is located in an industrial zone.

2. **FY17-02: 0 Elmdale Road, Aris Group LLC, Owner/Applicant.** Applicant is seeking a **SPECIAL PERMIT** to remove sand and gravel from the property in accordance with Chapter 181 of the Uxbridge Zoning Bylaws. Property is shown on the Town of Uxbridge Assessor's Map 25 Parcel 3979 and described in a deed recorded at the Worcester Registry of Deeds Book 55344 Page 172 and is located in a residential A zoning district.

3. **FY17-03: 0 Quaker Street, Richard Hurteau, Owner.** Applicant is seeking a **VARIANCE** to construct a single family dwelling lacking the required frontage. The property has no frontage in the Town of Uxbridge. Property is shown on the Town of Uxbridge Assessor's Map 51 Parcel 2341 and 1438 and is shown on the Town of Millville Assessor's Map 124-9-14 and described in a deed recorded at the Worcester Registry of Deeds Book 39254 Page 67 and is located in an agricultural zoning district.

Continued from August 3, 2016

4. **FY17-04: 262 Millville Road, Uxbridge Center Crossing, LLC / Aris Group, LLC, Owner/Applicant.** Owner/applicant is seeking a **SPECIAL PERMIT** to construct a gas service station and retail (convenience store), on a parcel located within an industrial and business zoned area. In accordance with the Uxbridge Zoning Bylaw Appendix D, Commercial Uses "Gasoline or Oil Filling station" requires a special permit from the Zoning Board of Appeals in accordance with Article IX, Chapter 400, Section 50. Property is shown on the Town of Uxbridge Assessor's Map 30 Parcel 2077 and described in a deed recorded at the Worcester Registry of Deeds Book 51999 Page 210 and is located in a business zone and an industrial zone.

**UXBRIDGE ZONING BOARD OF APPEALS AGENDA CONTINUED
WEDNESDAY, SEPTEMBER 7, 2016 - 6:00 PM**

5. FY17-05: 38 N Main Street, Estate of Doris H. Temple/Leroy E Temple, personal representative/Wayne Davies, Esq. Owner/applicant is seeking a **VARIANCE** to allow an increase in the number of apartments to six (6), a **SPECIAL PERMIT** for an extension of a same non-conforming use, an **APPEAL OF A RULING** and a **REQUEST FOR A DETERMINATION** that the lot is protected lawfully pre-existing non-conforming lot and the six (6) unit apartment building use on the lot is a protected lawfully pre-existing non-conforming use. Property is shown on the Town of Uxbridge Assessor's Map 018.B Parcel 4727 and described in a deed recorded at the Worcester Registry of Deeds Book 6175 Page 309 and is located in a Residential A zone.

6. FY17-06: 785 Quaker Highway, El-Massih Enterprises, LLC. Owner is seeking a **SPECIAL PERMIT** to construct a gas service station and retail convenience store. Property is shown on the Town of Uxbridge Assessor's Map 51 Parcel 188 and described in a deed recorded at the Worcester Registry of Deeds Book 40841 Page 89 and is located in a Business zone.

II. NEW BUSINESS

1. FY15-19, 619 West Street – Extension requested under MGL Chapter 40A, Section 10

III. MINUTES/MAIL/INVOICES

06/01/16 Meeting Minutes

07/06/16 Meeting Minutes

08/08/16 Meeting Minutes –B.O.S meeting/DEP presentation

08/03/08 Meeting Minutes

IV. ANY OTHER BUSINESS, which may lawfully come before the Board.

1. FY2017 –Reorganization
2. Review rules/regulations, application packet, and fee schedule

V. ADJOURNMENT: NEXT ZBA MEETING, WEDNESDAY, OCTOBER 5, 2016

MEETING POSTINGS:

Except in an emergency, a public body must post notice of a meeting at least 48 hours in advance, excluding Saturday's, Sunday's and legal holidays, except in emergencies. "Emergency" is a sudden, generally unexpected occurrence or set of circumstances demanding immediate action. In an emergency, a public body shall post notice as soon as reasonably possible prior to a meeting. Notice must include date, time and place of meeting. Must include listing of topics the chair reasonably anticipates will be discussed at the meeting. Topics must give enough specificity so that the public will understand what will be discussed at the meeting. Public bodies are encouraged to update the notice when aware of new topics within the 48 hour period before the meeting. Chairs should not post notices so far in advance that there is a high likelihood that new topics will arise, unless the chair updates the notice with any such new topics 48 hours in advance of the meeting.